

Bat Survey Report

Dairy Cottage

November 2013



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A. Introduction

Ecoconsult has been commissioned to carry out a daytime bat inspection of Dairy Cottage, Wendlebury. There is a proposal to demolish the cottage and build a new dwelling.

B. Survey and site assessment

B.1 Objectives of survey

The objectives of the survey were:

- to locate bats in occupation or signs of use of the buildings (recent and/or historical) and any other habitat feature which is likely to be affected by the proposals and
- to ascertain the status of roosts, numbers of bats and species.

B.2 Dairy cottage

The bungalow has a slate roof and timber clad walls. The slates and ridge tiles are close-fitting with no gaps that could allow access for bats.

The walls are clad with vertical boards at front and rear which are close-fitting. At the gable ends, cladding is horizontal.

West elevation (front of building)

There are no gaps likely to be used by bats.



South elevation

There is ivy growth at the gable end on the right side.

There is a gap leading into the loft space (see red arrow on image below right). However, this was cobwebbed over and there were no signs of use by bats.



East elevation

There are no gaps likely to be used by bats.



North elevation

There were small gaps where the cladding meets the verge on the left side (see image below left). However, these were cobwebbed over and there were no signs of use by bats.



A gap between the wall cladding and chimney was completely covered with cobwebs and there were no signs of use by bats (see image below right).



Internal inspection

The loft has a trussed rafter construction with a breathable membrane on top of rafters. The southern gable had exposed timber cladding with partially removed tar paper on the inside (see image below right). There was a gap in the cladding (see red arrow) which corresponds with the one observed from the outside on the north elevation.



The ridge and loft space was cobwebbed. No evidence of bats was located.



B.3 Field survey

A daytime survey was carried out on 16th November 2013 by Iain Corbyn MA MSc MCIEEM CEnv is the Principal Ecologist at ecoconsult. He has carried out bat surveys since 2003 and holds a Natural England bat survey licence (no. CLS01380). He is experienced in habitat and species surveying, habitat management, mitigation and ecological impact assessment.

B.4 Constraints

Full access was available. No constraints.

C. Conclusions and recommendations

C.1 Conclusions

There was no evidence of bats on the outside or inside of the building. It is concluded that bats do not roost in the cottage at present. No further survey is necessary.

C.2 Nesting birds

There is potential for birds to nest in the building although no evidence was observed.

Nesting birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). Disturbance to nesting birds can be avoided by carrying out works and/or by excluding birds from suitable nest sites outside the main nesting season. The main nesting season is generally March to August inclusive.

D. References

Altringham, J.D., 2003. British Bats Harper, Collins

Barn Owl Trust, 2012. Barn Owl Conservation Handbook: A Comprehensive Guide for Ecologists, Surveyors, Land Managers and Ornithologists

Bat Conservation Trust, 2012. Bat Surveys: Good Practice Guidelines, 2nd edition

Entwistle, A.C., et al, 2001. Habitat management for bats, JNCC

Hutson, A.M., Bats in houses, FFPS

JNCC/Tracking Mammals Partnership, 2005. UK Mammals: Species Status and Population Trends

Jon Russ, 2012. British Bat Calls A Guide to Species Identification, Pelagic Publishing

Mitchell-Jones, A.J. & McLeish, A.P., 2004. Bat Worker's Manual, JNCC

Mitchell-Jones, A.J. 2004. Bat Mitigation Guidelines, English Nature

Appendix A: Legislation

All bats and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and by The Conservation of Habitats and Species Regulations 2010. Further enforcement has been provided by The Countryside and Rights of Way Act 2000.

Regulation 41(1) of The Conservation of Habitats and Species Regulations 2010 states:

41(1) A person who—

- (a) deliberately captures, injures or kills any wild animal of a European protected species,*
 - (b) deliberately disturbs wild animals of any such species,*
 - (c) deliberately takes or destroys the eggs of such an animal, or*
 - (d) damages or destroys a breeding site or resting place of such an animal,*
- is guilty of an offence.*

(2) For the purposes of paragraph (1)(b), disturbance of animals includes in particular any disturbance which is likely—

(a) to impair their ability—

- (i) to survive, to breed or reproduce, or to rear or nurture their young, or*
- (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*

(b) to affect significantly the local distribution or abundance of the species to which they belong.

Works that would result in an offence require a licence from Natural England. Proposals must satisfy the following tests of a Natural England development licence.

Licences may be granted under:

- *Regulation 53(2)(e), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; or*
- *Regulation 53(2)(f) for the purpose of preventing the spread of disease; or*
- *Regulation 53(2)(g) for the purpose of preventing serious damage to livestock, foodstuffs for livestock, crops, vegetables, fruit, growing timber or any other forms of property or to fisheries;*

subject to Natural England being satisfied that the application additionally meets:

- *Regulation 53(9)(a) that there was no satisfactory alternative; and*
- *Regulation 53(9)(b) that the action was not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*

Section 99 of ODPM Circular 06/2005 states:

'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations, before permission is granted.'

The Natural Environment & Rural Communities Act, 2006 (NERC Act) introduced a duty for all public authorities in England and Wales to have regard to the conservation of biodiversity in exercising their functions. Bats are Species of Principal Importance as defined in the NERC Act.

Nesting birds

Nesting birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended).

Birds included in Schedule 1 of the Act (including barn owl) receive special protection.